

## Contractor's Shop Needed Here

### 2462-68 West Lisbon Avenue

### Park West Neighborhood



### \$35,000 ASKING PRICE

**Building:** Ideal two-story brick 4,424 SF contractor shop with storage facility which was built in 1905 and remodeled in 1930.

**Lot Area:** Main lot is 3,603 SF lot and includes an adjacent 3,979 SF buildable vacant City-owned lot to the east.

**Zoning:** CS, Commercial Service

Assessor records, photos and environmental data on City's website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE).

#### BUYER DEVELOPMENT OBLIGATIONS

- Restore building façade with clear glazing on windows.
- Add ornamental fencing and landscaping along vacant lot frontage.
- Finish all renovations in a timely manner.

#### PREFERRED COMMERCIAL USES

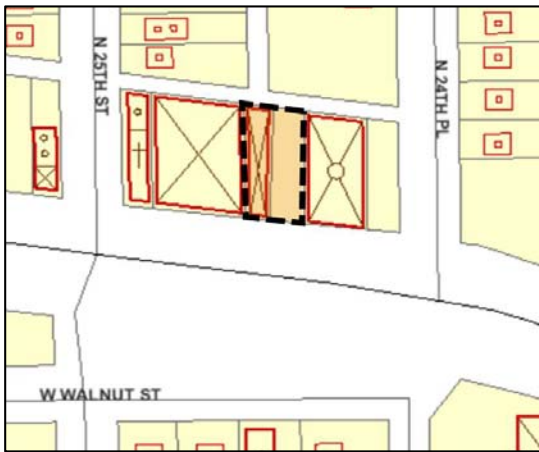
- Household maintenance and repair service facility
- Tool/equipment rental facility
- Wholesale and distribution facility, indoor; general service or specialty office

**Note:** Property must be taxable and some uses may need Board of Zoning and Appeals ("BOZA") approval

**Prohibited uses:** Parking lot, social service, religious assembly, pawn shop, cigarette or cigar shop, gun shop, tavern, liquor store, convenience store, payday or auto-title loan store or other uses prohibited by zoning.

#### AVAILABLE RESOURCES

- Façade Grants: Information at [www.milwaukee.gov/facade](http://www.milwaukee.gov/facade)
- Retail Investment Fund: Information at [www.milwaukee.gov/rif](http://www.milwaukee.gov/rif)
- City-Wide White Box Program: Information at [www.milwaukee.gov/WhiteBox](http://www.milwaukee.gov/WhiteBox)
- Business financing may be available through Milwaukee Economic Development Corp., at [www.MEDOnline.com](http://www.MEDOnline.com)



#### CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining residential neighborhood, extent & quality of renovations, contribution to tax base & financial viability.
- Start-up businesses may submit a business plan with the Proposal Summary.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at [www.milwaukee.gov/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings).
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption and certain uses, and reversion of title provision for non-compliance. A \$1,000 Performance Deposit will be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building and site plans.
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.
- Buyers must not violate City Buyer Policies ([www.milwaukee.gov/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings)) at submittal and at closing.

**Showings:** Through Wisconsin licensed real estate brokers ONLY. Broker may contact 414-286-5730 for access to building

**Submittal:** 1) "Proposal Summary" (on website) fully completed and submitted through licensed broker and  
2) Detailed Scope of Work for renovation (façade rendering desirable may be requested later).

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of Dwayne Edwards. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

**Contact:** Dwayne Edwards, Department of City Development, 414-286-5735 or [dkedwar@milwaukee.gov](mailto:dkedwar@milwaukee.gov)

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